



**MURPHEY CANDLER PARK COMMUNITY LAKE HOUSE**

# **PUBLIC INPUT REPORT**

**CITY OF BROOKHAVEN, GEORGIA**

**DRAFT January 21, 2021**



## **TABLE OF CONTENTS**

### **I. PUBLIC OUTREACH SUMMARY**

### **II. VISIONING AND PLANNING FOR THE LAKE HOUSE**

- A. City of Brookhaven Comprehensive Plan 2034**
- B. 2014 Comprehensive Parks and Recreation Master Plan**
- C. 2015 Conceptual Designs for Murphey Candler Park**
- D. 2018 Parks Bond Referendum and Implementation**

### **III. PUBLIC OUTREACH PROCESS AND ANALYSIS**

- A. Process Overview and Timeline**
- B. Community Survey**
- C. Stakeholder Meetings**
- D. Pop-Up Booths**
- E. Public Input Toolkits**
- F. Other Input**

### **IV. DEMOGRAPHICS SHIFT TO CONSIDER DURING DESIGN**

## **I. PUBLIC OUTREACH SUMMARY**

The City of Brookhaven embarked on a public outreach process to citizens' needs and preferences programming and facility preferences for a community center at Murphey Candler Park. The outreach was conducted under the direction of Jacobs Engineering as the Program Manager in coordination with CPL as the design professionals. The City desired to understand specific program preferences for the facility and the surrounding area. From November 2019 through September 2020, residents, business owners, and other stakeholders were invited to share their input through the following meetings and activities:

- Kick off at Light Up Brookhaven
- Online Survey open from January to March 2020
- Pop up events
- Public Input Toolkits distributed and collected from June to September 2020
- Ongoing stakeholder interviews
- Other community meetings

Over 400 responses have been received throughout the outreach process, including survey participants, toolkit users, and attendance at pop-up events. Feedback was received from participants representing the following organizations:

- Murphey Candler Park Neighborhood Association
- West Nancy Creek Civic Association
- Nancy Creek Heights
- Beverly Wood Court
- D'Youville Condominium Association
- Murphey Candler Baseball Board
- Ashford Glen

### **Inception of the Murphey Candler Park Community Lake House**

After careful review of comments and concerns expressed by the community, the City has chosen to pursue construction of a new Community Lake House, rather than a full-fledged community center, that is appropriately scaled and programmed for the citizens' needs and preferences. The Community Lake House will offer a high-quality aesthetic and be appropriately scaled and sited so as to support and highlight the natural character of the park. It will provide restrooms, huddle rooms, a covered dish kitchen, multi-purpose/instructional rooms, and an outdoor overlook to appreciate the natural setting and vistas. Construction will follow a redevelopment approach that protects the park's specimen tree canopy and addresses the parking and safety concerns articulated by community members.

## II. VISIONING AND PLANNING FOR THE COMMUNITY LAKE HOUSE

### A. City of Brookhaven Comprehensive Plan 2034

The City of Brookhaven was incorporated and created by Charter granted by the State of Georgia, effective December 17, 2012, after a positive referendum vote. The Charter set in motion a 2-year transitional period, during which the new City used the Dekalb County Comprehensive Plan 2005-2025 for the “North Planning Area”<sup>1</sup> while developing its own Comprehensive Plan, as required by the State Georgia Planning Act of 1989.

The City prepared the “City of Brookhaven Comprehensive Plan 2034” and transmitted the document for review to the Atlanta Regional Commission and Georgia Department of Community Affairs on September 9, 2014. The document was formally adopted by Mayor and City Council on November 18, 2014.

The Comprehensive Plan process ran concurrent with three other planning efforts. The following plans were intended to advance the vision laid out in the Comprehensive Plan and to enhance long term community competitiveness:

- Comprehensive Parks and Recreation Master Plan
- Comprehensive Transportation Plan
- Buford Highway Improvement Plan and Economic Development Strategy

City officials worked with each planning team to ensure compatibility among all documents. The Parks and Recreation Master Plan (PRMP), also adopted on September 9, 2014, identified priorities for existing park improvements, programming and facility needs, and called for the expansion of the City’s inherited trail network.

### B. 2014 Comprehensive Parks and Recreation Master Plan (PRMP)

The PRMP team conducted a seven-month outreach campaign which included City staff and focus group interviews, stakeholder committee meetings, open houses with the general public, an online survey, and public hearings at City Council.

The public input process brought forward consistent themes expressed by a majority of respondents<sup>2</sup>:

- Provide clean restrooms at all parks.
- Provide shaded playgrounds, water fountains.

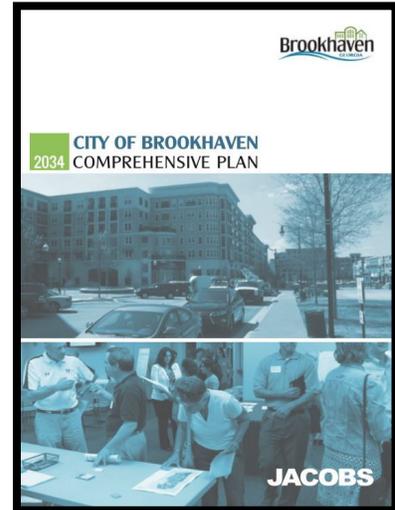


Image 1: Comprehensive Plan, 2014



Image 2: Parks Plan, 2014

<sup>1</sup> [https://www.dca.ga.gov/sites/default/files/dekalbco\\_community\\_assessment\\_plan\\_2007\\_0.pdf](https://www.dca.ga.gov/sites/default/files/dekalbco_community_assessment_plan_2007_0.pdf)

<sup>2</sup> [https://www.brookhavenga.gov/sites/default/files/fileattachments/parks\\_and\\_recreation/page/16862/03\\_public\\_input.pdf](https://www.brookhavenga.gov/sites/default/files/fileattachments/parks_and_recreation/page/16862/03_public_input.pdf)

- More paved trails for running/walking.
- Provide more classes such as yoga/gardening.
- 74% of survey respondents support construction of a modern, large recreation center to offer year-round recreation and athletic facilities.

Various funding solutions were discussed. Survey respondents generally supported an increase to hotel/motel taxes to support larger park facilities.

In addition to community outreach, the Parks planning team conducted site assessments and a level of service analysis for each park. Site assessments reviewed facility diversity, distribution patterns, maintenance practices, park condition and compliance with the Americans with Disabilities Act (ADA). Level of service analysis measured Brookhaven's offerings against the average standards of service met by cities of similar population, as determined by the National Recreation and Parks Association (NRPA). The City was found deficient across most metrics.

Specifically, it was found that Brookhaven had insufficient facilities, greenspace, and indoor recreation space for its population size. Unless addressed, the PRMP anticipated that continued population growth would worsen park and facility overuse, spurring an increase in maintenance needs and potential environmental degradation. Deferred maintenance on facilities had also created safety and ADA accessibility issues, particularly affecting parking areas, which needed to be addressed.

Due to its size, range of services, and history as a park for the North Dekalb region at the time of its construction, Murphey Candler Park (MCP) was classified a regional park by the PRMP. At approximately 120.6 acres in size<sup>3</sup>, MCP continues to account for approximately 7% of Brookhaven's total parkland. Recognizing its significance, the PRMP made numerous recommendations to improve Murphey Candler Park. Relevant capital improvement recommendations from that plan include:

- Develop parking analysis with intention to maximize available off-street parking.
- Perform full inspection of Caretaker house and develop remedial work plans to renovate and improve\*\*.
- Expand the trailhead parking area and renovate the lake overlook for ADA considerations.
- Provide new paved parking along Candler Lake Drive at playground area with ADA considerations.
- Replace restroom at playground area.

The PRMP process further found that 74 % of online survey respondents were in support of building a modern, large recreation center that allows year-round programming of recreation and athletic programs.

These recommendations and other priority projects were presented at a Public Hearing held by City Council on September 4, 2014. The consultant emphasized that the PRMP was designed to function as a guiding, visioning document that took a city-wide perspective into account. To better determine each park's unique context and immediate capital improvement needs, City Council was advised to conduct a park-specific master planning process. The park-specific master planning process would also provide an opportunity for fresh community input.

---

<sup>3</sup> Murphey Candler Park Conservancy estimates park size to be approximately 135 acres. <http://www.murpheycandlerpark.org/>

### C. Conceptual Designs for Murphey Candler Park (MCP)

In 2015, Brookhaven conducted the recommended master planning process for ten (10) City parks, including Murphey Candler Park. As part of their process, they coordinated conversations with sixty stakeholders, twenty community participation meetings, and ten public information meetings<sup>4</sup>. Final drawings with associated cost estimates were presented and adopted by City Council on February 9, 2016. Recommended capital improvements for MCP included a new boardwalk, a new clubhouse, community center, walking trail renovations, new sidewalks, and a horseshoe playground. Next steps called for procurement of funding, completion of land surveys, and transformation of the conceptual drawings into fully fleshed out construction plans by a licensed engineering firm.



Image 3: Murphey Candler Master Plan, 2015

<sup>4</sup> <https://www.brookhavenga.gov/parks-bond-ref/page/parks-projects-plans>

## D. 2018 Parks Bond Referendum and Implementation

On November 6, 2018, voters approved a referendum which dedicated \$40 million for a portion of the capital improvements identified in the 2016 Master Plans<sup>5</sup>. Approximately \$8.9 million was set aside for MCP.

To sustain project momentum and provide budget and programming oversight over the process, City Council established the Parks Bond Citizen Oversight Committee in early 2019. Appointees were tasked with advising City Council on how to implement those improvements funded by the Park General Obligation Bonds. To achieve this task, they were authorized to review Park Bond performance audits, construction and project phasing, and to recommend project scope reductions or additions based on available resources<sup>6</sup>. Members were expected to meet at least once per month for the first six months, with fewer meetings as projects got underway<sup>7</sup>.

A public involvement plan was developed to engage and inform the public during the conceptual design phase of the Murphey Candler Park Community Lake House. Input received throughout guided design, siting, and program. In light of the COVID-19 public health crisis, the process was amended to continue to gain valuable public feedback while complying with recommended public health guidelines. The amended process concluded in Fall 2020 with a presentation to the Mayor and City Council expected in the first quarter of 2021. Construction documents will be developed after the conceptual design is finalized.

## III. PUBLIC OUTREACH PROCESS AND ANALYSIS

### A. Process Overview and Timeline

Findings from both the Comprehensive Plan and Comprehensive Parks and Recreation Master Plan were used to guide programming and facility needs throughout this public outreach process. Needs identified in adopted plans provided the baseline programs at the onset. The team affirmed findings from these prior efforts and refined potential programming at various checkpoints in the project. Changes to recommendations reflect the feedback received from participants, as well as budgetary, space, and site considerations. Efforts involved stakeholder interviews, facilitated public meetings, self-guided public input toolkits, a community survey, and community event pop-ups.

Table 1 illustrates public outreach process which occurred from 2019 to 2020.

	Dec	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep
<b>Stakeholder Interviews/ Other Input</b>										
<b>Survey</b>										
<b>Pop-Ups</b>										
<b>Tool Kits</b>										
<b>Open House</b>										

<sup>5</sup> <https://www.brookhavenga.gov/bc-citycouncil/page/brookhaven-appoints-parks-bond-citizen-oversight-committee>

<sup>6</sup> <http://brookhavencityga.ig2.com/Citizens/FileOpen.aspx?Type=1&ID=1809&Inline=True>

<sup>7</sup> <http://brookhavencityga.ig2.com/Citizens/FileOpen.aspx?Type=12&ID=1791&Inline=True>

Table 2 illustrates planned for early 2021 until public engagement process completion.

<b>Table 2. MCP Lake House Outreach Process (2021 Events)</b>				
	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>Apr</b>
<b>Open House</b>				
<b>City Council Adoption</b>				

**B. Community Survey**

An online survey of programming preferences was open from January through March 2020. The response options available through the survey were extracted from the Parks Recreation Master Plan as a starting point for seeking preferences. The link to the online survey was advertised on the City of Brookhaven website and social media accounts. Its purpose was to cast a wider net for data collection to better refine the program preferences for the next stage of concept development.

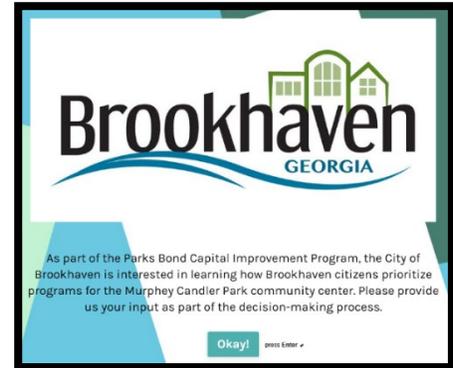


Image 4: Online Survey Home Page

At a Glance

 9 minutes 53 seconds average start to finish	 293 Surveys Received
---	---

Primary Findings

Though a majority of online survey respondents felt their recreational needs were well met by the parks and facilities they currently visited (183 respondents/62%), significantly more people described themselves as unsatisfied (60 respondents/20%) rather than undecided (50 respondents/17%). People who described themselves as unsatisfied or undecided wished to see more of the following at Murphey Candler Park:

- More ADA compliant restrooms in accessible locations.
- Indoor facilities for neighborhood gatherings
- More walking trails, some paved to facilitate stroller use
- Modern playgrounds offering direct sunlight in winter and better mosquito mitigation in summer, designed with equipment for toddlers and children aged 5 to 10.
- New sidewalks and water fountains
- Improved connectivity to adjacent communities
- New bike paths spurs to regional trail systems

- Greater variety of park programming and events (e.g., basketball courts, small coffee shop, youth lacrosse, skate park, yoga studio, frisbee tag, more lighted tennis courts, canoeing/kayaking, and outdoor classes)
- Better maintenance of MCP trails, lake, and existing facilities
- Improved water access to the lake
- Dedicated spaces to run / walk away from traffic or indoors for year-round training
- Improved parking and traffic circulation throughout Murphey Candler Park
- Modern upgrades to the pool facility (e.g., splash pad, seating)
- New dog park
- Improved tree canopy / specimen tree / natural character protection

Most respondents (82%) live within one mile of MPC. The top factor influencing use of private facilities among this group was “facility not offered by Brookhaven” (34%), followed by “private sector offers better quality facilities” (28%). The percentage of people who said, “Programs are better operated” (20%) stayed roughly the same, while the importance of proximity to one’s residence dropped to last place (9%).

The average online survey respondent was 34 to 44 years of age (30%) or 45 to 54 years old (25%) who lived in a household consisting of a couple with children (64%). He or she is more likely to hear about community events through social media and word of mouth.

The top amenities preferred by online survey takers were Restrooms (63%), Small Group Meeting Space (i.e. multipurpose/instructional rooms for scout meetings, art classes, etc.) (44%), and Community Event Room (rental space for community functions) (34%). All other options received negative net scores. There was forceful opposition against Indoor Swimming Pool (40%).

### Online Survey Open-Ended Comments

Online respondents submitted the following ideas for City Council consideration in the free response sections of the survey:

- Provide health and wellness services.
- Establish controlled access into the facility/limit access to Brookhaven residents.
- Provide an indoor play space with tunnels, nets, slides, and toddler play areas for use when too humid out.
- Set up birdwatching areas.
- Support smaller scale activities like ping-pong, air hockey, foosball, or chess.
- Provide a small stage/performance stage.
- Allow church services.
- Keep facility size smaller than the Keswick Park Community Center in Chamblee.
- Ensure the design is safe for birds, e.g., use bird-safe glass. Consult Atlanta Audubon.
- Baseball parents deserve an improved parking lot.

### First Check Point: Refine Out Least Desired or Inappropriate Programs

The Public Involvement Team eliminated art installations, locker rooms, karate classes, indoor swimming options from contention, as those were the least desired programs based on a review of the online survey results. Dance/yoga studio and multipurpose gyms with indoor tracks were kept on the list of possible facilities in response general comments received in support of these amenities. Canoe/kayaking was added as a new feature. In response to questions regarding proposed size of the

facility, it became important to the team to solicit information on sizing preferences for both small group meeting rooms and community event spaces.

### C. Stakeholder Meetings

Brookhaven City Council members, Parks and Recreation staff, and conservancy groups have been engaged at key stages throughout the outreach process. Their general sentiments are in agreement. They envision a Community Lake House that offers public restrooms, flexible meeting spaces, a catering kitchen, and more storage for maintenance equipment. The structure should be energy efficient to cut long term costs of operations, focus on local community needs, and allow for future expansion as those needs change or City grows. Site design should improve parking, pedestrian safety, showcase the lake, and protect trees against unnecessary clearance. An outdoor space or viewing deck should be provided to support conservation-related activities or education. Space rentals should be explored. It is agreed that Scout Hut relocation or re-use would be costly/ inefficient. There are mixed opinions on restaurants and opposition to single use rooms (e.g., gym or weight rooms) citing private providers nearby.

### D. Pop-up Booths

#### *Light Up Brookhaven*

The City of Brookhaven hosted its annual “Light Up Brookhaven” event on Thursday, December 4, 2019 from 6 p.m. to 9 p.m. at Blackburn Park. Featuring special music performances, visits with Santa, and food trucks, the event was anticipated to draw large holiday crowds across the City. The team took advantage of this opportunity to meet community residents by setting up a booth at the event which offered:

- Sign-in sheet for those interested in receiving updates on future input opportunities;
- An 8-question survey which solicited information on levels of public versus private facility use, preferred activities, demographics, and communication methods;
- A small tree which people were asked to decorate by selecting ornaments which showed the services they would like to see offered at the new facility (12 options presented);
- A poster board showing the 2015 Conceptual Design for Murphey Candler Park. Team stood next to the board to share details of the project / timeline for its design process; and,
- Blank comment cards to deposit into an adjacent box as needed to provide input on any subject.



Image 5: Table at Blackburn Park

### At a Glance

 <b>27 People Signed-In</b>	 <b>21 Surveys Received</b>	 <b>147 Ornaments Hung</b>
---	---	--

The top amenities preferred by Light Up Brookhaven survey takers were Restrooms, Team Sports, and Community Events Room/Rental Space. Amenities preferred by people who completed the tree decoration activity were Indoor Swimming, Gymnastic Equipment, and Weightlifting/Fitness Room. There was little enthusiasm for Karate Space, Art Installations, or Locker Rooms from either group, so these were removed from contention. The one comment card received requested more paved walking trails that were stroller friendly.

### *Cowart YMCA Pop-Up*

The Public Involvement Team hosted a pop-up at the Cowart YMCA on Saturday, February 29, 2020 from 10 am to 1 pm. The intent of the pop-up was to share information about the project and its design timeline and to refine expressed programming and facility preferences by facility size/construction cost. The activities included:

- Sign in sheet for those interested in receiving updates on future input opportunities
- A row of 11 piggy banks corresponding to the following amenities:

Conference/Class Space, Exercise Room, Group Fitness Studio, a Multipurpose Gym, and an Indoor Track.



*Image 6: Table at YMCA*

Varied sizes were offered at different construction cost estimates. People were invited to spend 24 coins on the facilities they desired.

- A concept display of the 2015 Conceptual Design for Murphey Candler Park. Team members shared details of the project and the timeline for its design process; and,
- Blank comment cards to deposit into an adjacent box as needed to provide input on any subject.

### At a Glance

 <b>17 People Signed-In</b>	 <b>26 Comment Cards</b>
---	---

### Primary Findings

People who visited the booth used comment cards to share their feedback on the project. The following comments were received:

- Existing issues with traffic congestion and cut-through traffic.
- Insufficient parking to support the facility
- Want to see natural state of the park preserved
- Blackburn park or adjacent multifamily communities would be a better location
- Project is unnecessary. Features already offered by other parks, affordable private vendors.
- Money would be better used on other projects, such as maintenance of existing facilities.
- Ensure building is LEED certified.
- Limit size of the new structure to existing Scout House footprint.
- Provide [small to medium] meeting space for neighborhood groups and restroom
- Offer senior programming, life skills / youth programs, and emergency preparedness training.
- Offer a small coffee type place.

Many attendees used the pop-up as an opportunity to also share their thoughts on other capital improvements proposed Murphey Candler Park. Comments include:

- Repair and light existing Tennis Courts
- Improve the trail around the lake
- Remove invasive species
- Address soil erosion
- Improve playgrounds on the east side of the lake, but do not open new roads next to them.
- Provide an unpaved 5k trail.
- Provide additional parking for the baseball fields.
- Repave and improve the MCP field parking lot.
- Do not open up the loop road / horseshoe to traffic and parking.

### Second Check Point: Refining Program Options

Discussions held with residents and review of comment cards received at the YMCA pop-up significantly deepened understanding of community preferences. The desire to keep the size of the facility modest and to preserve the tree cover were reinforced as design preferences. As a result, the Multiuse Gym was removed from contention.

***Murphey Candler Park Baseball Pop-Up***

On June 20, the Team set-up a pup-up table at the Murphey Candler baseball fields. With the lower attendance impacted by the COVID-19 pandemic, too little input was received at the event to analyze.

**E. Public Input Toolkits**



*Image 2: Self-Guided Toolkit Participants (Blurred for Confidentiality)*

From June to September 2020, the City of Brookhaven marketed and distributed Public Input Toolkits. Toolkits contained digital files for a sign in sheet, project information flyers, copies of the 2015 conceptual design, and instructions and worksheets for two activities. People could complete their activities alone or by hosting group meetings via an online platform. The Public Involvement Team also facilitated two virtual meetings on Wednesday, September 09 and Thursday, September 10 for people who preferred to have a guided discussion about the proposed facilities.

At a Glance

		
<p><b>131+ People Represented*</b></p>	<p><b>14 Facilitated Participants</b></p>	<p><b>117+ Self-Guided Participants</b></p>

*\*An additional 140 residents were represented by a single response for a total of 271.*

Primary Findings: Activity #1

For Activity #1, participants completed a survey which asked them to rank 10 building programs and 5 architectural components. Self-guided participants expressed their preference using a rank of 1 (highest priority to you) to 11 (lowest priority to you). Facilitated meeting participants looked at the same items but expressed their preferences on a scale of 1 (least appropriate for the facility) and 5 (most appropriate for the facility). All toolkits offered a “General Comments” section to allow submittal of any feedback and concerns.

Table 3 illustrates how toolkit participants ranked programming options presented.

<b>Table 3: Programming Preferences</b>				
	July Self-Guided	Aug. Self-Guided	Sept. Facilitated	OVERALL
Restrooms	1 <sup>st</sup> place	1 <sup>st</sup> place	1 <sup>st</sup> place	1 <sup>st</sup> place
Multipurpose Meeting	2 <sup>nd</sup> place	2 <sup>nd</sup> place	3 <sup>rd</sup> place	2 <sup>nd</sup> place
Community Events (rental space for community)	4 <sup>th</sup> place	4 <sup>th</sup> place	4 <sup>th</sup> place	4 <sup>th</sup> place
Kitchenette (for small catered functions)	5 <sup>th</sup> place	6 <sup>th</sup> place	6 <sup>th</sup> place	6 <sup>th</sup> place
Art Room	7 <sup>th</sup> place	5 <sup>th</sup> place	6 <sup>th</sup> place	No mode.
Indoor Walking / Running (corridor with measured distances)	10 <sup>th</sup> place	10 <sup>th</sup> place	8 <sup>th</sup> place	10 <sup>th</sup> place
Dance/yoga Studio	9 <sup>th</sup> place	8 <sup>th</sup> place	7 <sup>th</sup> place	No mode.
Water Sports (canoe/kayak rental)	6 <sup>th</sup> place	7 <sup>th</sup> place	5 <sup>th</sup> place	No mode.
Outdoor Overlook	3 <sup>rd</sup> place	3 <sup>rd</sup> place	2 <sup>nd</sup> place	3 <sup>rd</sup> place
Restaurant / café	8 <sup>th</sup> place	9 <sup>th</sup> place	9 <sup>th</sup> place	9 <sup>th</sup> place
<b>Legend:</b> Average score skewed “High Priority” “Neutral” “Low Priority”				

Participants ranked Restrooms, Multipurpose Meeting Rooms/Instructional, and Outdoor Overlook, in that order, as their top programming preferences. There was opposition towards provision of an indoor walking/running track and restaurant/café.

**Table 4** illustrates how toolkit participants ranked architectural options presented.

<b>Table 4: Architectural Preferences</b>				
	July Self-Guided	Aug. Self-Guided	Sept. Facilitated	OVERALL
Large Picture Windows	1 <sup>st</sup> place	2 <sup>nd</sup> place	1 <sup>st</sup> place	1 <sup>st</sup> place
Granite (as building or accent material)	5 <sup>th</sup> place	5 <sup>th</sup> place	2 <sup>nd</sup> place (tie)	5 <sup>th</sup> place
Large Deck	2 <sup>nd</sup> place	1 <sup>st</sup> place	3 <sup>rd</sup> place	No mode.
“Lake Lodge” Aesthetic	3 <sup>rd</sup> place	3 <sup>rd</sup> place	4 <sup>th</sup> place	3 <sup>rd</sup> place
Sustainable Building Certification (LEED, EarthCraft, etc.)	4 <sup>th</sup> place	4 <sup>th</sup> place	2 <sup>nd</sup> place (tie)	4 <sup>th</sup> place
<u>Legend:</u> Average score skewed “High Priority” “Neutral” “Low Priority”				

Participants ranked Large Picture Windows as their top architectural priority, followed by large deck. Their feelings towards “Lake Lodge” Aesthetic and “Sustainable Building Certifications” were neutral. There was some opposition to the use of granite among self-guided participants.

Differences may be in part due to a lack of clarity as to how granite would be used. The facilitated team had the advantage of viewing an image which showed use of granite as accent rather than primary façade material. Self-guided teams submitted comments in favor of sustainable materials perceived to be more fiscally responsible, such as concrete.

#### Primary Findings: Activity #2

For Activity #2 participants were placed into breakout groups up to 5 people. Groups were given 24 coins to allocate across a menu of programs as a collective. Some options were offered in different sizes at different price points. Groups could spend as little or as much of their budget as they wanted, and they could buy multiples of any option, but all payments would need to be recorded in the “Payment Received” column of their form. A section for general comments and to explain reasoning behind the choices made was provided at the bottom of the activity worksheet.

Table 5 illustrates the group rankings for programming options presented.

<b>Table 5: Programming Preferences Refined by Size, Budget (32 Total Groups)</b>				
<b>Program</b>	<b>Size</b>	<b>Cost</b>	<b>Wanted By</b>	<b>Pref. Size:</b>
Restroom (required)	One size	6 coins	Required	One size
Warming Kitchen	One size	8 coins	16 groups (50%)	One size
Large Function Space	20 to 30 people	6 coins	16 groups (50%)	20 to 30 31 to 50
	31 to 50 people	8 coins		
	51+ people	10 coins		
Multipurpose Meeting/ Instructional Room	1 to 10 people	4 coins	18 groups (56%)	21 +
	11 to 20 people	5 coins		
	21+ people	6 coins		
Multipurpose Meeting / Instructional / Art Room	1 to 10 people	6 coins	4 groups (12.5%)	1 to 10 21+
	11 to 20 people	7 coins		
	21+ people	8 coins		
Dance / yoga studio	1 to 10 people	3 coins	2 groups (6.25%)	11 to 20
	11 to 20 people	4 coins		
	21+ people	5 coins		
Water Sports Equipment Rental (kayaks/canoes)	One size	5 coins	1 group (3.12 %)	One size
Outdoor Overlook	One size	4 coins	25 groups (78%)	One size
<b>Legend:</b> Average score skewed “High Priority” “Neutral” “Low Priority”				

Activity #2 results align with earlier programming findings from Activity #1. Top preferences are Outdoor Overlook and Multipurpose Meeting / Instructional Room . When discussed in groups, opposition towards large function space (a.k.a. Community Event Space) and warming kitchens somewhat neutralized. Opposition for dance/yoga studios or water sports equipment rental categories was reinforced.

### General Comments Received

During Activity #1, approximately 67 out of 101 participants (i.e. 63% of participants) submitted general comments through their worksheets. Consistent messages which emerged include:

- Demolish Caretaker's House and replace with greenspace.
- Limit facility size to existing building footprint.
- Do not increase parking (area).
- Do not clear-cut tree canopy. Protect specimen trees.
- Preserve the natural character of Murphey Candler Park.
- Use simple design that blends into the neighborhood / surrounding natural area.
- Use sustainable materials.
- Make facility ADA accessible.

During Activity #2, approximately 16 of 32 total groups (i.e. half of groups) submitted general comments through their worksheets. Apart from comments previously stated through Activity #1, items submitted for City Council's consideration include:

- Install easy to clean flooring rather than carpet to reduce maintenance costs.
- Provide new water fountains
- Clarify plans for responsible facility maintenance/operations and share with the public.
- Clarify plans to address noise, trash, and rowdy users and share with the public.
- Preserve Murphey Candler Park as a neighborhood park.

Additionally, the Outreach Team received various emails and a grassroots survey drafted and completed by members of the community. These items are summarized as follows (**NOTE: Summary does not cite the emails received verbatim.**):

- MC Baseball not at the table at time plans for Murphey Candler Park were drafted.
- Parking lot is at maximum capacity for 8 months of the year.
- Please consider project relocation (e.g., Blackburn Park or next to Pool) or no new facility at all. Consider reconfiguring existing parking areas to better serve families who need close access to the fields.
- Citizens strongly frustrated that they must compete for use of local facilities with entities outside of Brookhaven. Use the new building to meet local not outsider needs.
- Consider a construction design that can grow as Brookhaven grows and as its needs change and which can showcase the lake, natural character of the park.
- Raw results of survey, not just simplified/collated version should be available to the public. If this is not done, I strongly feel it will increase rather than decrease the level of trust the community has in the process.
- Requested inclusion of a grassroots survey distributed in April as part of this report. Respondents include members from the Murphey Candler Park Neighborhood Association, West Nancy Creek Heights, and D'Youville Condo Association.

Table 6 providing summary of results Grass Roots Survey is shown below.

<b>Table 6. Grass Roots Survey (67 Total Responses)</b>			
<b>Same footprint? Larger?</b>	<b>29 Same</b>	<b>10 Larger</b>	<b>6 Smaller</b>
<b>Keep Trees? Remove?</b>	<b>49 Keep</b>	<b>2 Remove</b>	<b>1 Some</b>
<b>Increase parking? Maintain natural boundaries?</b>	<b>18 Add</b>	<b>38 No</b>	
<b>Not build anything at the site, divert funds to other MCP uses?</b>	<b>16 Stop Project</b>		
<b>Meeting space? For community, Scouts, etc.</b>	<b>36 Yes</b>	<b>17 No</b>	
<b>Bathrooms?</b>	<b>40 Yes</b>	<b>13 No</b>	
<b>Storage? (space for MNCP tools to work on park?)</b>	<b>36 Yes</b>	<b>17 No</b>	
<b>Viewing Deck?</b>	<b>25 Yes</b>	<b>24 No</b>	<b>1 Maybe</b>
<b>Retail Space – coffee shop?</b>	<b>19 Yes</b>	<b>38 No</b>	<b>4 Maybe</b>
<b>Indoor Pool?</b>	<b>3 Yes</b>	<b>61 No</b>	
<b>Workout / Fitness Center?</b>	<b>6 Yes</b>	<b>46 No</b>	
<b>Refillable water bottle station? Dog water bowls?</b>	<b>51 Yes</b>	<b>12 No</b>	
<b>Encourage walking to center for use v. driving</b>	<b>53 Yes</b>	<b>12 No</b>	
<b>Drop-off area?</b>	<b>24 Yes</b>	<b>32 No</b>	<b>2 Maybe</b>

## F. Other Input

Additional outreach was conducted through the following efforts:

- Oversight Committee – January 7, 2020
- Coffee with a Councilwoman – July 21, 2020
- Future outreach at a series of open houses and presentations before Mayor and City Council

## IV. DEMOGRAPHIC SHIFTS TO CONSIDER DURING DESIGN

Brookhaven anticipates between 15% to 21% growth in its residential population by 2040 and is also anticipating several shifts in its demographic profile. Between 2013 and 2018, Brookhaven added more families (+1.7%), more children (+1.9%), and more seniors (+2.8%). This mirrors regional trends. The Atlanta Regional Commission anticipates that the share of population over the age of 65 will continue to increase dramatically across the metro Atlanta Region through 2040, as will the share of children<sup>8</sup>. Flexible facility design that can be used to meet the unique recreational preferences of children and seniors is advised.

